



3 1197  
to let  
(287sq.m.)  
in Moor  
road

# STORE TWENTY ONE

## FOR SALE/TO LET

OFFERS IN THE REGION OF £400,000 (Exclusive)

**RENT** - £35,000 pa (Exclusive) for the whole property (consideration would be given to the letting of the property as two shop units)

## Unit 1 & 2, 5 Watergate Street, Whitchurch, SY13 1DP

- Substantial property currently arranged as two shop units with a Total Sales Area of approximately 6,212 sq ft (537.31m sq)
- Prime retail location in the town centre of the market town of Whitchurch
- Suitable for a variety of uses, subject to statutory consents



A substantial two storey property located in a prime retail position in the town centre of Whitchurch. The property provides a Total Floor area of approximately 6,212 sq ft (583.31 sq m)- The property would lend itself to a variety of retail and leisure based uses(subject to statutory consents)

- Prime retail location
- Arranged currently as two shop units
- Suitable for a variety of retail and leisure uses (subject to statutory consents)
- Consideration would be given to the letting of Unit 1, 5 Watergate and Unit 2, 5 Watergate as individual shop units

#### SITUATION

The property is prominently located in the centre of the Market Town of Whitchurch. Watergate Street serves as the prime retail street in the retail hierarchy within the town centre.

The property is located within proximity of a number of national multiples and is within easy access of the main car parks serving the town centre. The property is located at the junction of Watergate Street with Mill Street.

Whitchurch is an established market town serving North Shropshire and it lies 2 miles east of the Welsh Border, 20 miles north of the county town of Shrewsbury and 20 miles south of the City of Chester. At the 2011 census it had a population of 9,781 and a significant catchment area.





### DESCRIPTION

The property comprises a substantial two storey property providing a Total Net Internal Floor Area over the two floors of approximately 6,212 ft sq (583.31 m sq). The property benefits from a significant glazed shopfront onto Watergate Street and the property is currently arranged to provide 2 shop units. At the rear of the property there is a serving/loading area. Consideration would be given to the letting of the shop units separately. Further details are available from the letting agents upon request.

The property would lend itself to a variety of retail or leisure based (bar/restaurant uses) subject to the receipt of appropriate statutory consents. The property offers a significant asset management opportunity in the town centre of Whitchurch and there is potential for further separation/redevelopment of the property, subject to statutory consents.

### ACCOMMODATION

(All measurements are approximate - The measurements are on a Net Internal Floor Area basis.)

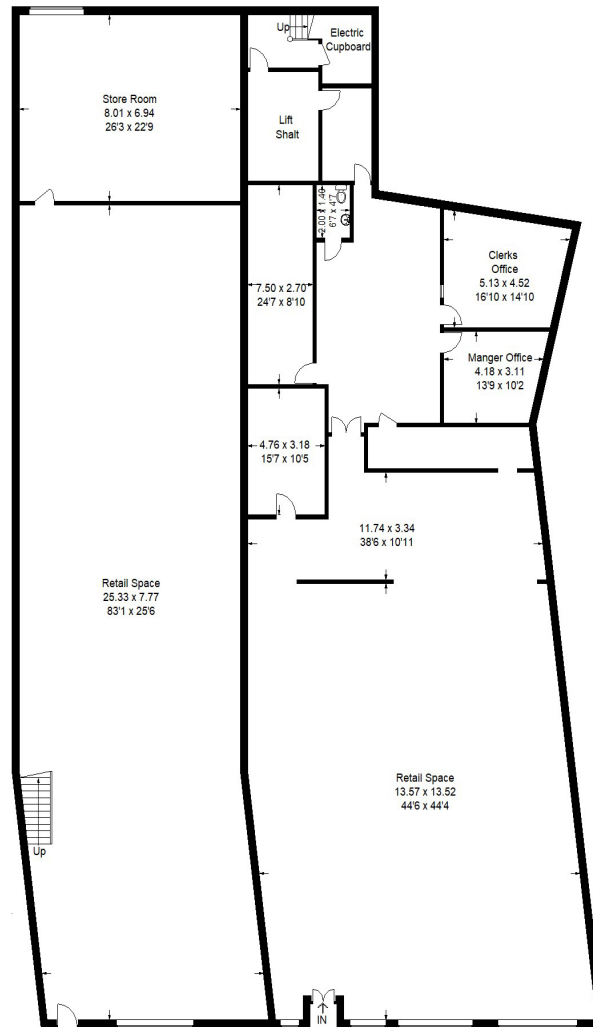
#### Unit 1, 5 Watergate Street

	sq ft	m sq
<b>Ground Floor Sales Area</b>	<b>2,186</b>	<b>203.1</b>
Office	49	4.6
Staffroom	124	11.6
Stores	240	22.3
Stores	411	38.2
Toilets		

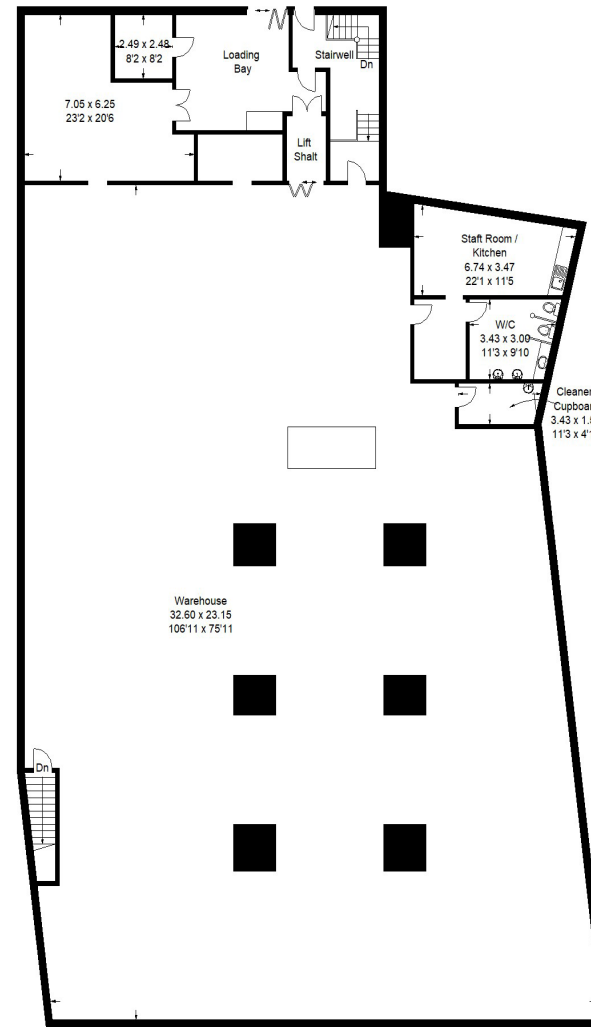
#### Unit 2, 5 Watergate Street

	sq ft	m sq
<b>Ground Floor Sales Area</b>	<b>4,026</b>	<b>374</b>
Stores	79	7.3
<b>First Floor</b>		
Stores	6,362	591
Staffroom	230	21.4
Toilets		

## Argos, Whitchurch

Approximate Gross Internal Area  
1570.6 sq m / 16906 sq ft

Shop Floor



Warehouse

This plan is for guidance only and must not be relied upon as a statement of fact.



**PRICE**

Offers are invited in the region of £400,000 (exclusive) for the purchase of the property

**RENT**

£35,000 per annum (exclusive) to be paid quarterly in advance by standing order

**TENURE**

The property is offered for sale freehold with vacant possession. Alternatively the premises are offered to let on a new lease for a length of term by negotiation. The lease will be granted on Tenants Full Repairing and Insuring Basis for a length of term by negotiation. There will be rent reviews at 5 yearly intervals.

The two shop units known as Unit 1, 5 Watergate Street and Unit 2, 5 Watergate Street can be let separately. Further details available upon request from the appointed agent.

**SERVICES**

Not tested at the time of our inspection. Prospective parties to rely on their own enquiries. The property is understood to benefit from mains electricity, mains water and drainage.

**EPC**

Rating D- Under Certificate Number 9290- 2953- 0363- 2280- 4004

**LOCAL AUTHORITY**

The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Telephone: 0345 678 9004

**VAT**

Prospective parties should rely on their own enquiries  
We are advised that the property is elected for VAT.

**PLANNING**

Prospective purchasers/tenants should make their own enquiries to the local planning authority.

The property is understood to currently benefit from planning consent for Use Class A1(Retail).

The property would lend itself to a variety of potential uses, subject to statutory consents.

**RATEABLE VALUE**

We have made verbal enquiries to the local charging authority and we advised as follows

**Unit 1, 5 Watergate Street**

Rateable Value 2018/19	£29,500
Rates Payable	£14,160

**Unit 2, 5 Watergate Street**

Rateable Value 2018/19	£54,000
Rates Payable	£26,622

Interested parties should make their own enquiries to the local authority.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs in respect of this transaction.

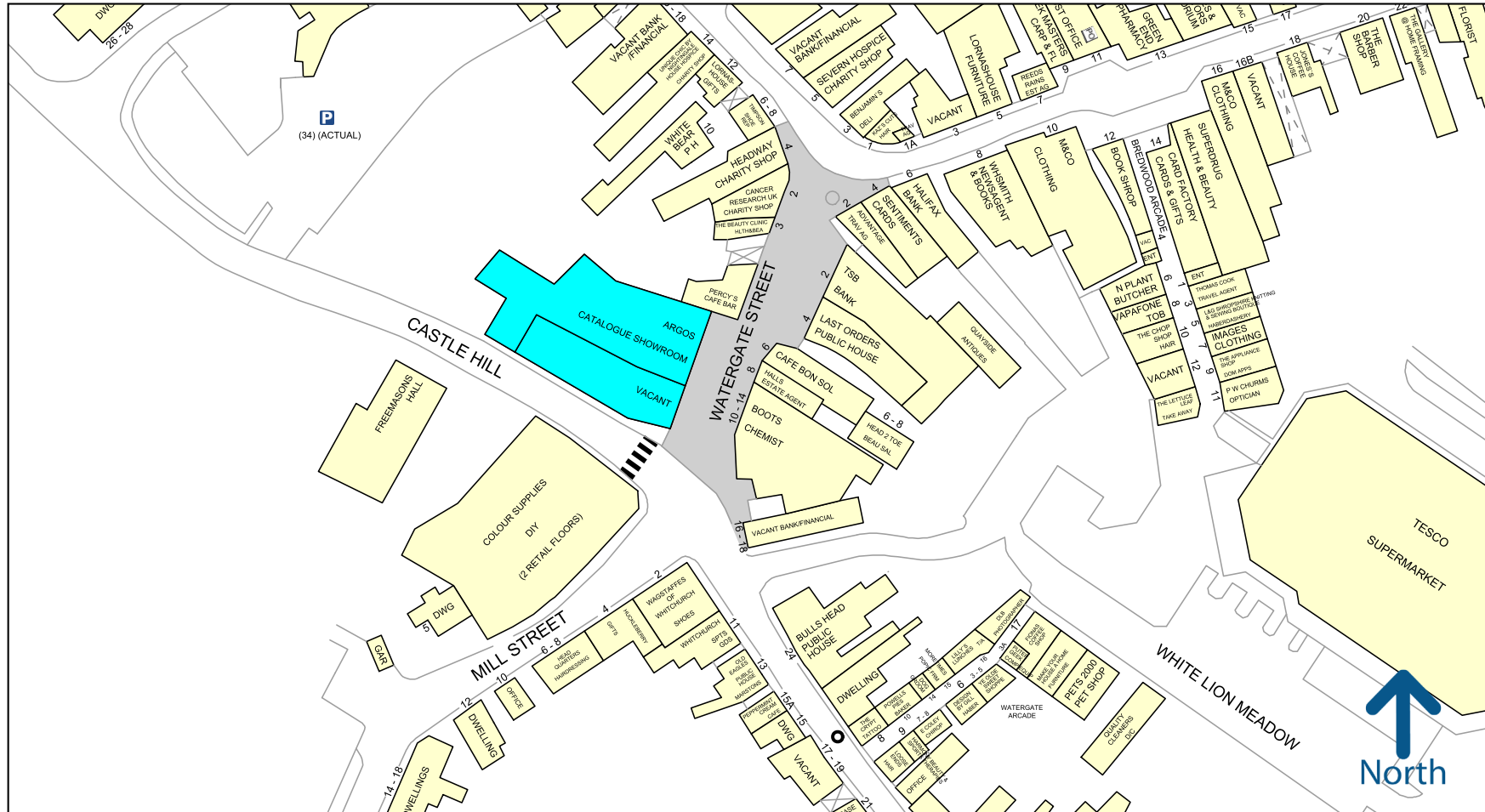
**FINANCIAL ACT 1989**

Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction. The property is understood to not be elected for VAT.





Whitchurch



50 metres



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

Experian Goad Plan Created: 16/10/2018  
Created By: Halls Holdings Limited

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011



**FOR SALE/TO LET**

**Unit 1 & 2, 5 Watergate Street, Whitchurch, Shropshire, SY13 1DW**



### VIEWING

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing, please contact :

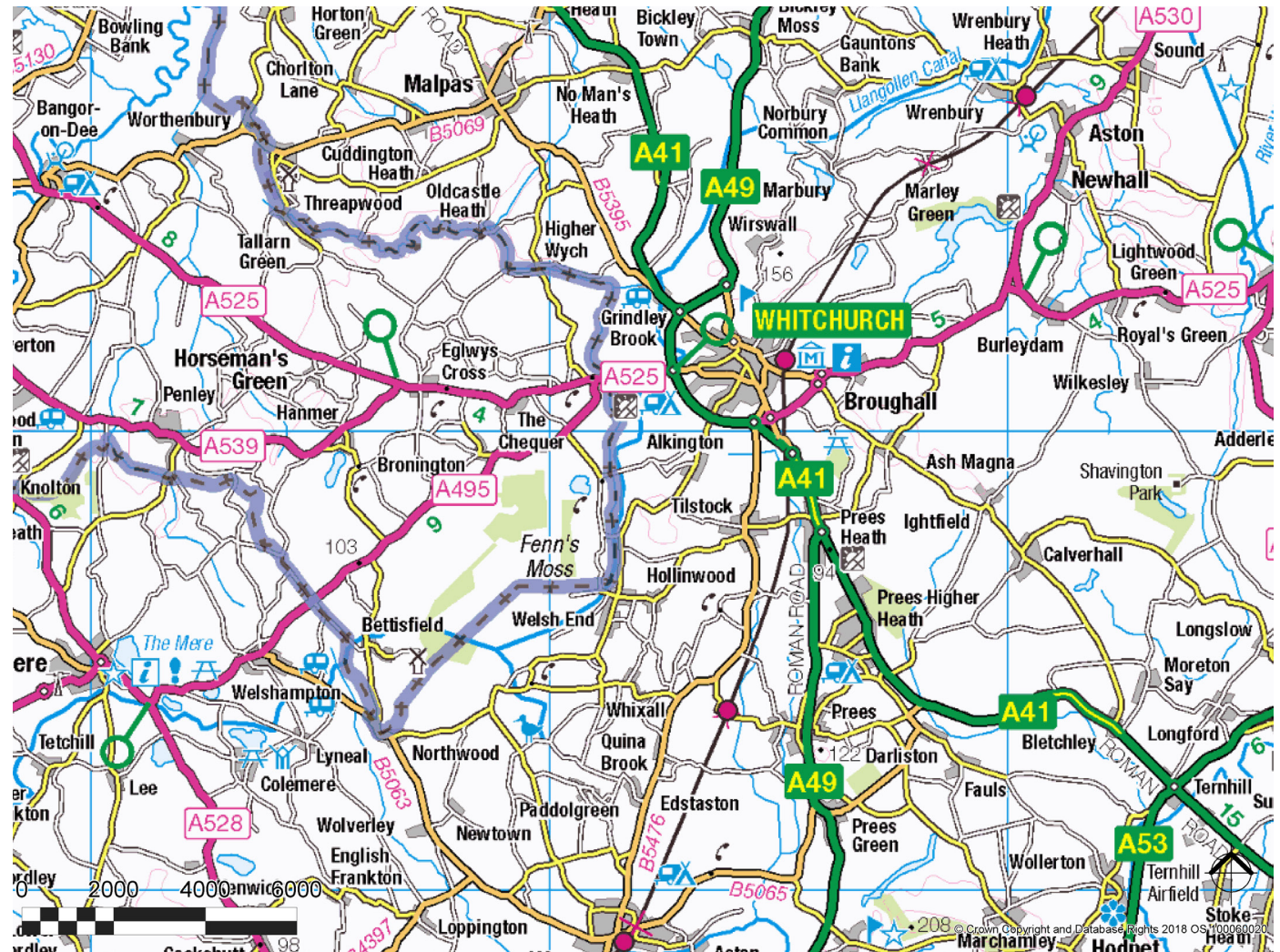
**James Evans**

E: james.evans@halls.gb.com

**Huw Bevan**

E: huwb@halls.gb.com

**01743 450 700**



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

